



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 03/05/2007

Arlington Redevelopment Board
Minutes of March 5, 2007

Members Present: Roland E. Chaput
Christopher Loreti
Edward T. M. Tsoi
Andrew P. West
Bruce Fitzsimmons

Also Present: Kevin J. O'Brien
Joey Glushko

Roland Chaput called the meeting to order at 7:05. Kevin O'Brien explained that John Maher, who was supposed to meet with the Board to discuss the Town Meeting warrant article concerning eminent domain, was sick and could not attend. John Belskis who was the author of the warrant article was in attendance however and discussed the article with the Board. He explained that people in his organization for the reform of the 40B (Comprehensive Permit) have introduced this article in communities across the state. The Board expressed concern for the wording in the article that seemed to indicate that eminent domain couldn't be used if a private party benefited even incidentally. Mr. Belskis was unable to explain the connection between his proposed warrant article Chapter 40B. Mr. Belskis indicated that the proposed vote was quite different than the language he submitted.

At 7:45 Ed Tsoi moved that the Board enter executive session in order to discuss potential changes to the Symmes Land Disposition Agreement which discussion if held in open session would harm the Board's negotiating position.

Bruce Fitzsimmons seconded the motion and Kevin O'Brien polled the Board. Chris Loreti – yes, Roland Chaput – yes, Ed Tsoi – yes, Andrew West – yes, Bruce Fitzsimmons – yes.

Respectfully submitted
Kevin J. O'Brien



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Also Present: Kevin J. O'Brien
Joey Glushko

Kevin O'Brien brought the Board up to date on discussions regarding the amendment of the Land Disposition Agreement necessitated by the possibility that the project will be organized as a rental instead of as condominiums. At 8:10, the Board invited Jake Upton to join the discussion and explored various options with him.

The Board listed the items that need to be done before closing on the sale of the property:

- Amend the Land Disposition Agreement (LDA)
- Agree on LDA business terms
- Approve the 100% plans
- Designate the units that will be affordable
- Meet with Selectmen
- Approve E.A. Fish's equity partner
- Approve potential improvements to medical office building site

at 9:30 Ed Tsoi moved that the Board leave executive session. Andrew west seconded the motion and Kevin O'Brien polled the Board. Chris Loreti – yes, Roland Chaput – yes, Ed Tsoi – yes, Andrew West – yes, Bruce Fitzsimmons – yes.

The Board then reviewed the minutes of its February 12, 2007 meeting including the executive session and its meeting on February 13, 2007 with the School Committee. Ed Tsoi moved acceptance of the February 12 meeting as amended, Bruce Fitzsimmons seconded the motion and the Board voted 5 to 0 to approve them. Bruce Fitzsimmons moved approval of the February 13 minutes and Ed Tsoi seconded the motion. The Board voted 3 to 0 to approve with only those present at the meeting voting.

The Board then had a discussion about the March 1 Visioning Session and adjourned at 10:05.

Respectfully submitted,
Kevin J. O'Brien